

SHORT FORM WARRANTY DEED

014054

NO TRANSFER
TAX PAID

AMERICAN MOTOR INN, INC. a Maine corporation, d/b/a Econo Lodge, with a place of business at Waterville, Maine, FOR CONSIDERATION PAID, grants to SMALL BUSINESS ADMINISTRATION, an Agency created under and by virtue of an Act of Congress, having an office in Augusta, Maine, with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located in Waterville, Kennebec County and State of Maine, more particularly bounded and described in Exhibit A attached hereto and incorporated.

41-4
40-70

IN WITNESS WHEREOF, American Motor Inn, Inc. has caused this instrument to be executed by Jeffery Zelko, its President thereunto duly authorized this 3rd day of June, 1996.

WITNESS:

AMERICAN MOTOR INN, INC.

Jaqueline Thier

By:
Its

Jeffery Zelko
President

State of Maine
York, ss.

June 3, 1996

PERSONALLY APPEARED the above-named Jeffery Zelko,
of American Motor Inn, Inc., as aforesaid, and
acknowledged the foregoing instrument to be his free act and deed in his said capacity
and the free act and deed of said corporation.



Before me,

Lynn A. Keisker
Notary Public/Attorney At Law

Print Name: Lynn A. Keisker

My Commission Expires 5/14/2003

EXHIBIT A41-4
40-70

A CERTAIN lot or parcel of land with buildings situated thereon, located in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

COMMENCING at an iron pin in the northerly line of Kennedy Memorial Drive and two hundred feet (200') easterly of the intersection of Jackson Street and Kennedy Memorial Drive, which iron pin is situated in the southeasterly corner of property sold to "Sun Oil" Company; thence northerly along the easterly line of land now or formerly of Sun Oil Company a distance of one hundred seventy-four and two tenths feet (174.2') to an iron pin situated in the northeasterly corner of premises now or formerly of Sun Oil Company; thence in a general westerly direction along the northerly line of land now or formerly of Sun Oil Company a distance of two hundred feet (200'), more or less, to a point situated on the easterly right-of-way line of Jackson Street; thence in a general northerly direction along the easterly right-of-way line of Jackson Street, a distance of eighty-two feet (82'), more or less, to the point of intersection of the southerly line of Jackson Street and the easterly right-of-way line of Jefferson Street; thence in a general easterly direction along the southerly line of Jackson Street a distance of three hundred twenty feet (320'), more or less, to an iron pin; thence in a general southeasterly direction a distance of two hundred fifty feet (250') to an iron pin situated in the northerly line of premises now or formerly owned by Humble Oil Company; thence in a general westerly direction along the northerly line of land now or formerly of Humble Oil Company a distance of one hundred feet (100'), more or less, to the northwesterly corner of land now or formerly of Humble Oil Company; thence southerly along land now or formerly of Humble Oil Company's westerly line a distance of one hundred seventy-four and two tenths feet (174.2') to an iron pin in the northerly line of Kennedy Memorial Drive; thence in a general westerly direction along the northerly right-of-way line of Kennedy Memorial Drive a distance of one hundred feet (100') to the point of beginning.

ALSO, another certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and being Lot #107 as originally laid out on a plan of Union Farm Lots, now known as Greenwood Park, which plan was made in 1918 and recorded in the Kennebec County Registry of Deeds in Plan Book 7, Page 1.

ALSO, another certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly corner of the intersection of Jackson and Jefferson Streets in said Waterville; thence in a westerly direction along the northerly line of Jefferson Street a distance of fifty-eight (58) to a fence along the right-of-way of Interstate Highway 95; thence in a northerly direction along said fence a distance of one hundred seven (107) to the westerly line of Jackson Street; thence in a southeasterly direction along the westerly line of Jackson Street a distance of one hundred thirteen (113) feet to the point of beginning.

Said property is subject to the following:

1. Restrictions, covenants and conditions set forth in an instrument dated September 23, 1965 and recorded in the Kennebec County Registry of Deeds in Book 1396, Page 194.
2. Rights and easements granted to Central Maine Power Company in an instrument dated July 30, 1937 and recorded in the Kennebec County Registry of Deeds in Book 737, Page 279.

3. Rights and easements granted to Central Maine Power Company in an instrument dated March 17, 1965 and recorded in the Kennebec County Registry of Deeds in Book 1372, Page 279.
4. Rights of others to take water from a spring located on the insured premises, as described in an instrument dated June 20, 1927 and recorded in the Kennebec County Registry of Deeds in Book 660, Page 415.
5. Such state of facts as is disclosed on a plan of survey entitled "Plan of Property Owned by American Motor Inn, Inc." dated March, 1993 and prepared by Verne D. Pinney, P.L.S. #1132, Job No. 93-10 recorded in File No. E-93035 and in the accompanying surveyor's report:
- a) Pavement appurtenant to the insured premises encroaching onto land n/f Webber Petroleum Company.
 - b) Garage appurtenant to the insured premises encroaching onto land n/f Exxon corporation.
 - c) Apparent utility easement crossing the insured premises and land n/f Exxon Corporation.
 - d) Zoning setback lines and apparent violations of the same.
6. Easement Deed from American Motor Inn, Inc. to Central Maine Power Company and New England Telephone and Telegraph Company dated May 8, 1996 and recorded in said Registry of Deeds in Book 5124, Page 304.

41-4
40-70

RECEIVED KENNEBEC CO.

95 JUN 17 AM 11:02

ATTEST: *Thomas Beale, Notary*
REGISTER OF DEEDS